



**SHREVEPORT / CADDO**  
UNIFIED DEVELOPMENT CODE

# Shreveport/Caddo UDC

## UNIFIED DEVELOPMENT CODE

### **Zoning**

Regulates how land is used

Sets dimensional requirements for structures

Addresses all aspects of site development: accessory structures, temporary uses, parking, landscape, signs

### **Subdivision**

Rules for dividing land into buildable lots

Standards for public improvements

Assist in preservation - conservation design



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## UNIFIED DEVELOPMENT CODE

### Unified Development Code

Combines zoning & subdivision regulations

Includes or references other City & Parish ordinances & regulations

Becomes the "rule book" for land development

Streamlined and user-friendly

### Relationship to the Master Plan

Master Plan provides mapped & written land development policy

UDC will implement certain elements of the Master Plan



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# Shreveport/Caddo UDC Organization

COMPARTMENTALIZATION	
<b>Introduction</b>	Article 1. Title, Purpose, & Transition Article 2. Rules of Measurement & General Definitions
<b>Districts</b>	Article 3. Zoning Districts & Zoning Map Article 4. Zoning District Regulations Article 5. Uses Article 6. Use Standards
<b>On-Site Development</b>	Article 7. On-Site Development Standards Article 8. Off-Street Parking & Loading Article 9. Signs Article 10. Landscape & Tree Preservation Article 11. Stormwater Management
<b>Off-Site Development</b>	Article 12. Right-of-Way & Access Standards Article 13. Subdivision Standards
<b>General Administration</b>	Article 14. Code Administrators Article 15. Application Procedures
<b>Zoning Approvals</b>	Article 16. Zoning Approvals
<b>Subdivision Approvals</b>	Article 17. Subdivision Approvals
<b>Implementation</b>	Article 18. Nonconformities Article 19. Enforcement Article 20. Annexation Rules

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## Transition Rules

Relation to Private Agreements

Relation to Other Laws and Regulations

Existing Illegal Structures and Uses

Existing Uses:

*Special Approvals to Special Use*

*Permitted Use to Special Use*

*Special Use to Permitted Use*

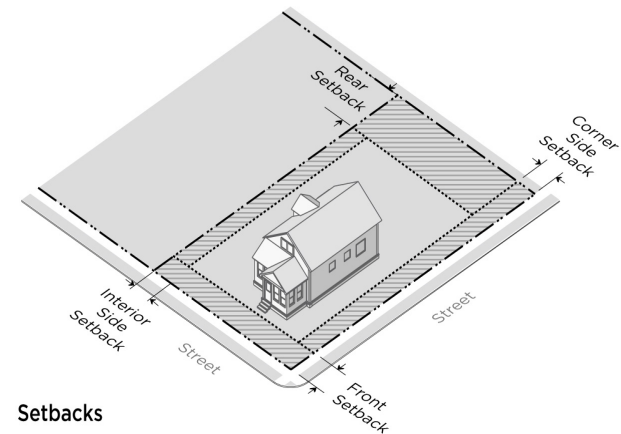
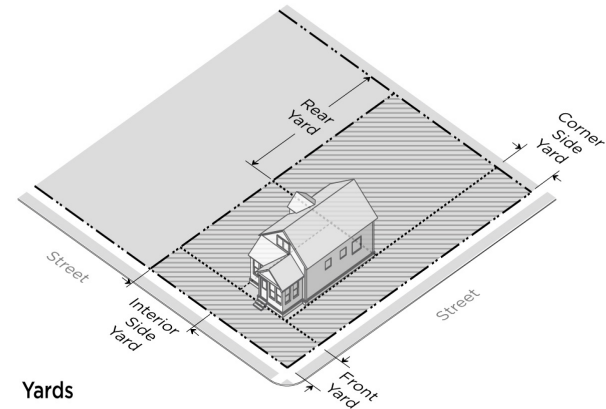
*No Permission: Nonconformity*

Nonconformities

## Definitions & Measurement

All general terms defined

Measurement methodologies explained & illustrated



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## **Residential Districts**

R-A Rural-Agricultural Zoning District

R-E Residential Estate Zoning District

R-1-12 Single-Family Residential Zoning District

R-1-10 Single-Family Residential Zoning District

R-1-5 Single-Family Residential Zoning District

R-UC Urban Core Residential Zoning District

R-HU Highland Urban Conservation Residential Zoning District

R-TH Townhouse Residential Zoning District

R-2 Multi-Family Residential Zoning District

R-3 Multi-Family Residential Zoning District

R-4 High-Rise Residential Zoning District

R-MHS Residential Manufactured Home Subdivision Zoning District

R-MHP Residential Manufactured Home Park Zoning District

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## **Residential Districts**

Revised lot dimension standards for conformity

Design standards by dwelling type

Manufactured home park design & siting standards

Single-family residential conversions permissions for single-family

## **R-HU Highland Urban Conservation**

Standards maintained

Single-family residential conversion standards

Site plan review required

Demolition permit requires 120 day delay

## **R-UC Urban Core**

Urban residential redevelopment

3,000sf/du lot size

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A dwelling must have a primary entrance from the façade facing the street. The entrance must be a prominent feature, and an integral part of the structure using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

Windows, entrances, porches, or other features are required on street-facing façades to avoid the appearance of blank walls.



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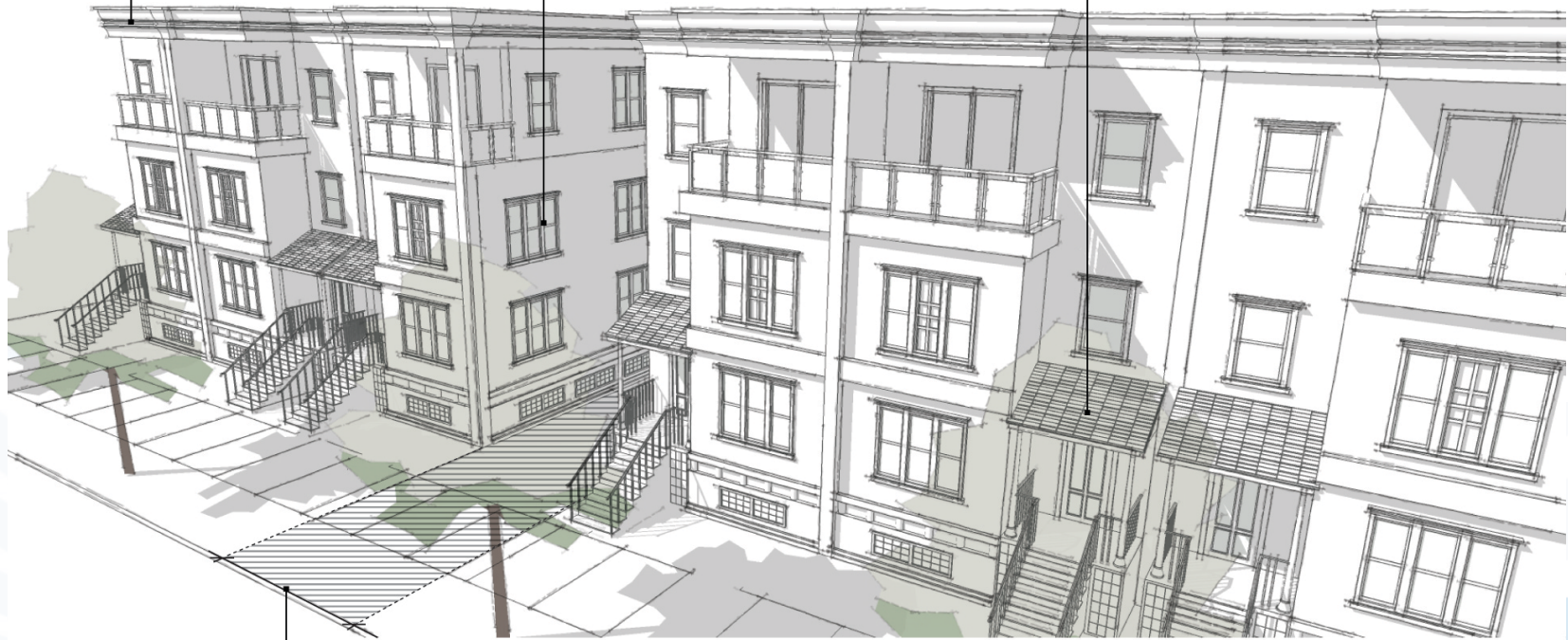


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Flat roofs must include cornices, parapets, or similar architectural details to add variety and break up the roofline.

Consistent materials and architectural treatments must wrap around all street facing façades. The entire townhouse or multi-family development must have a unifying architectural theme.

Three-dimensional elements provide visual interest on building façade.



Minimum separation of 15 feet between building sidewalls

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## **Commercial Districts**

C-1 Neighborhood Commercial Zoning District

C-2 Corridor Commercial Zoning District

C-3 General Commercial Zoning District

C-4 Heavy Commercial Zoning District

C-UV Urban Village Commercial Zoning District

## **C-UV Urban Village**

Large-scale mixed-use

Minimum 10 acre site

Standards for commercial versus residential development

Design standards for new development

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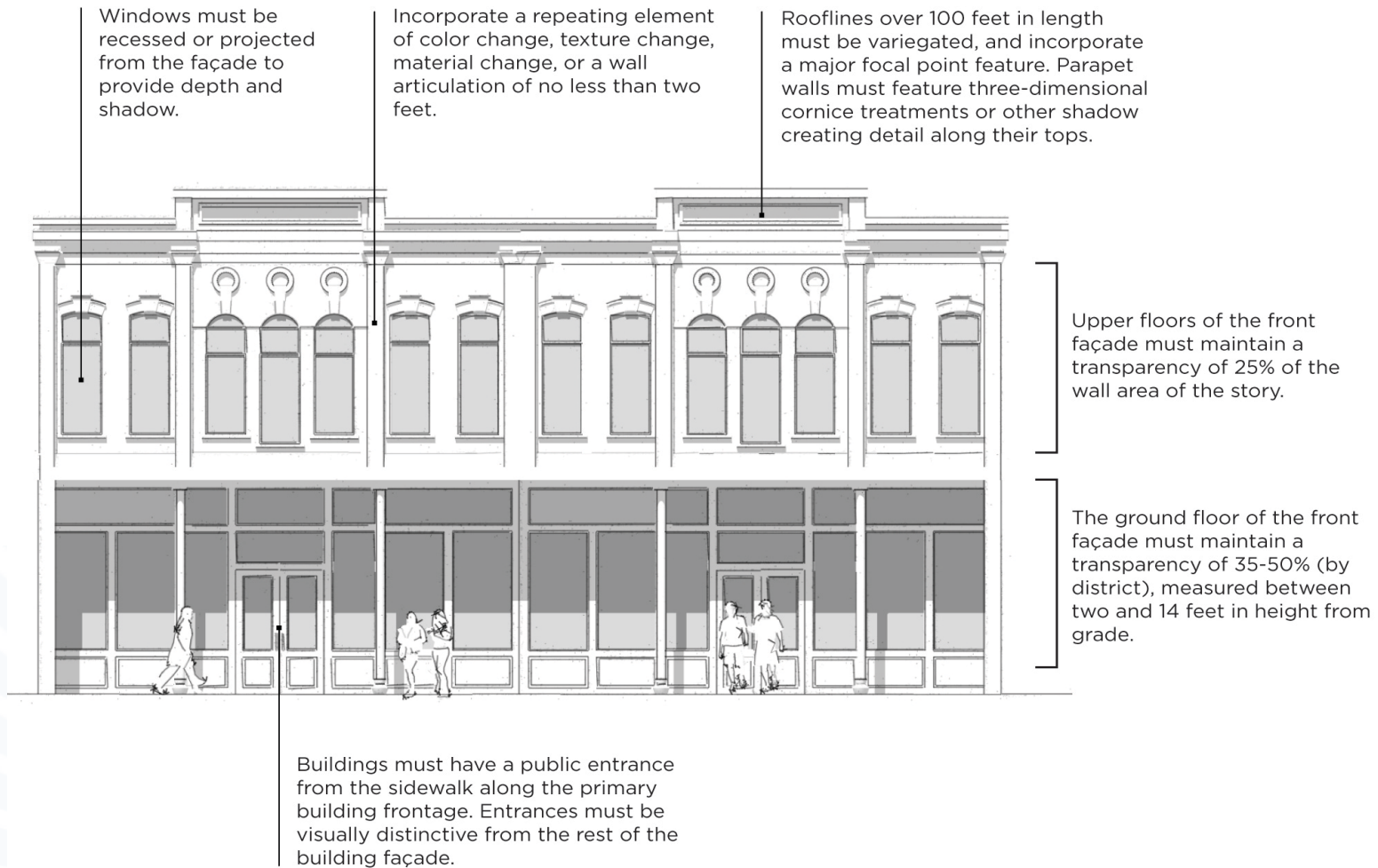
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Table 4-4: Commercial Design Standards					
	C-1	C-2	C-3	C-4	C-UV
<b>Façade Design</b>					
Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.	X	X	X		X
Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.	X	X			X
All buildings of three or more stories must be designed with a definable base (ground floor), through the use of architectural features such as cornice treatments, recesses, corbeling, brick courses, and window designs.		X	X	X	X
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	X	X	X		X
<b>Fenestration Design</b>					
Windows must be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.	X	X			X
The ground floor of the front facade must maintain a transparency of 50%, measured between two and 14 feet in height from grade.	X	X			X

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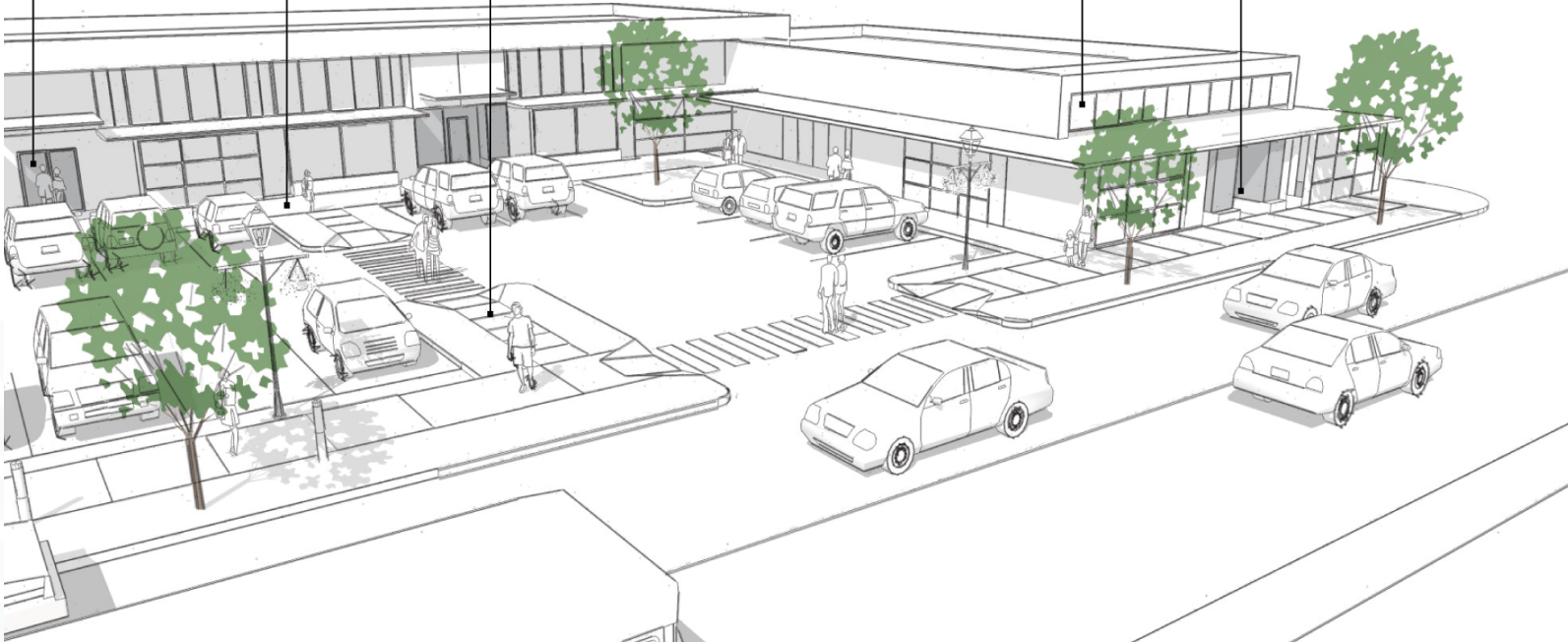
Public entrances must be well defined, and clearly visible from the street.

Cohesive character is required through the use of coordinated hardscape and landscaping.

Safe pedestrian access should be provided from the public right-of way, and safe pedestrian circulation should be provided within the development.

A street presence must be created by locating the building within 0' to 25' of the lot line, for a minimum of 30% of the frontage.

Include showcase windows and entrances oriented toward both the street and the interior parking lot.



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## **Downtown Districts**

D-1 Downtown Zoning District

D-1-CBD Downtown Core Sub-District

D-1-E Downtown Entertainment Sub-District

D-1-CMU Downtown Commercial Mixed-Use Sub-District

D-1-RMU Downtown Residential Mixed-Use Sub-District

D-1-AC Downtown Arts and Culture Sub-District

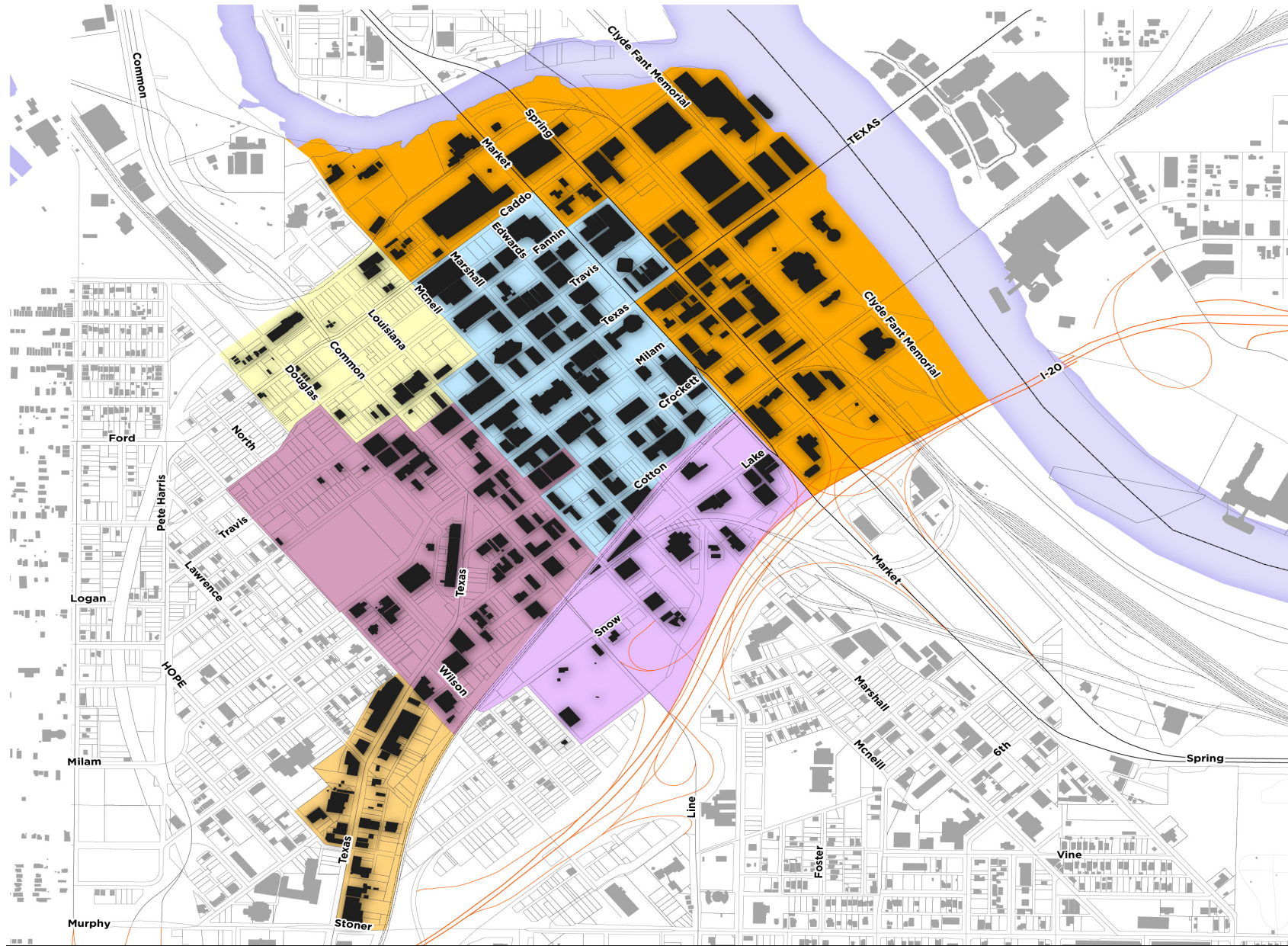
D-1-HC Downtown Heavy Commercial Sub-District

## **Downtown Districts**







Height issue by location, rather than sub-district – 2 alternatives

Design standards by sub-district



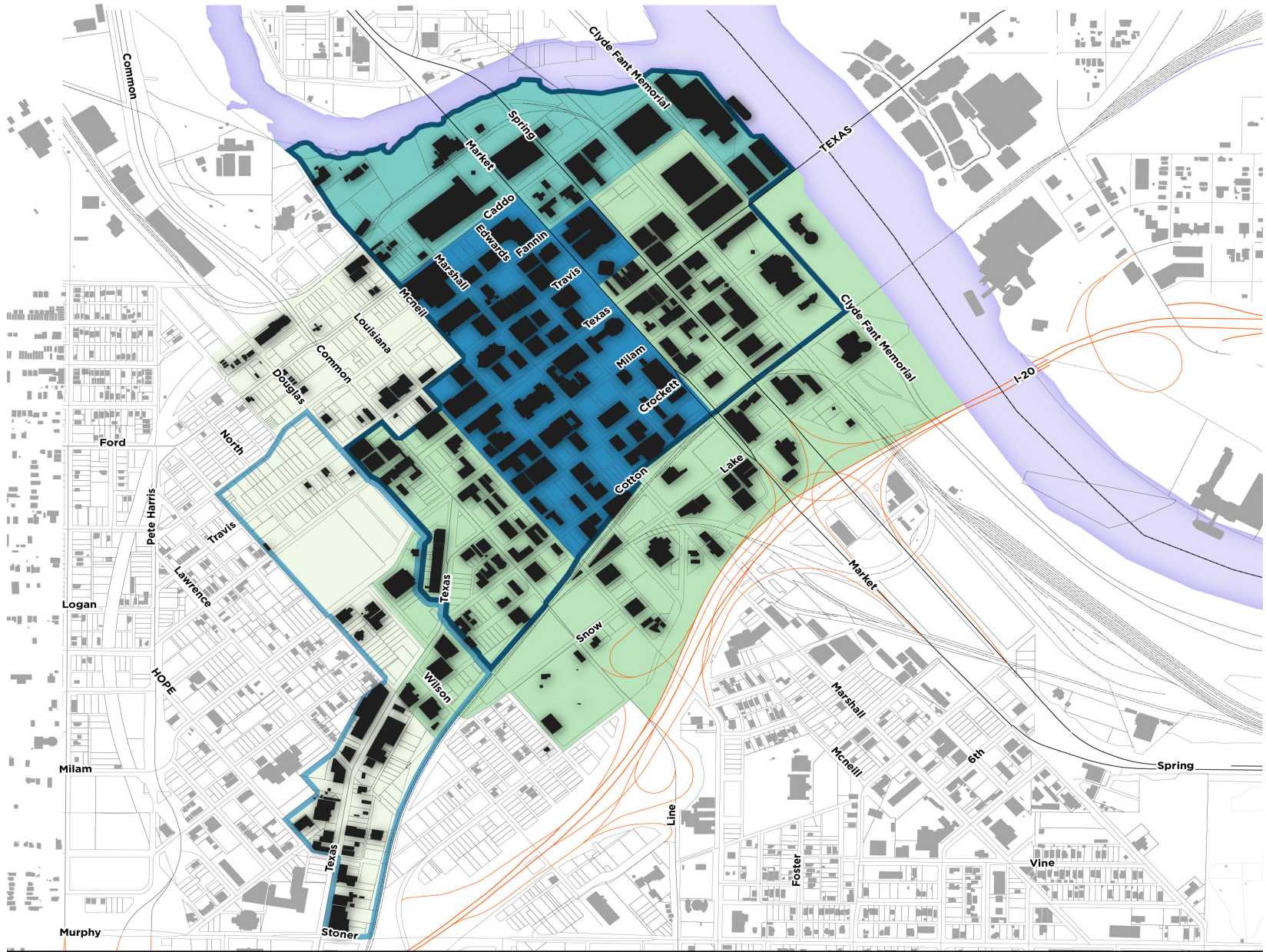


**LEGEND - DOWNTOWN SUBDISTRICTS**

- |   |   |  |
|---|---|--|
|  D-1-CBD |  D-1-CMU |  D-1-AC |
|  D-1-E   |  D-1-RMU |  D-1-HC |



1



**LEGEND - BUILDING HEIGHT**

Max. 35' (3 stories)

Max. 60' (5 stories)

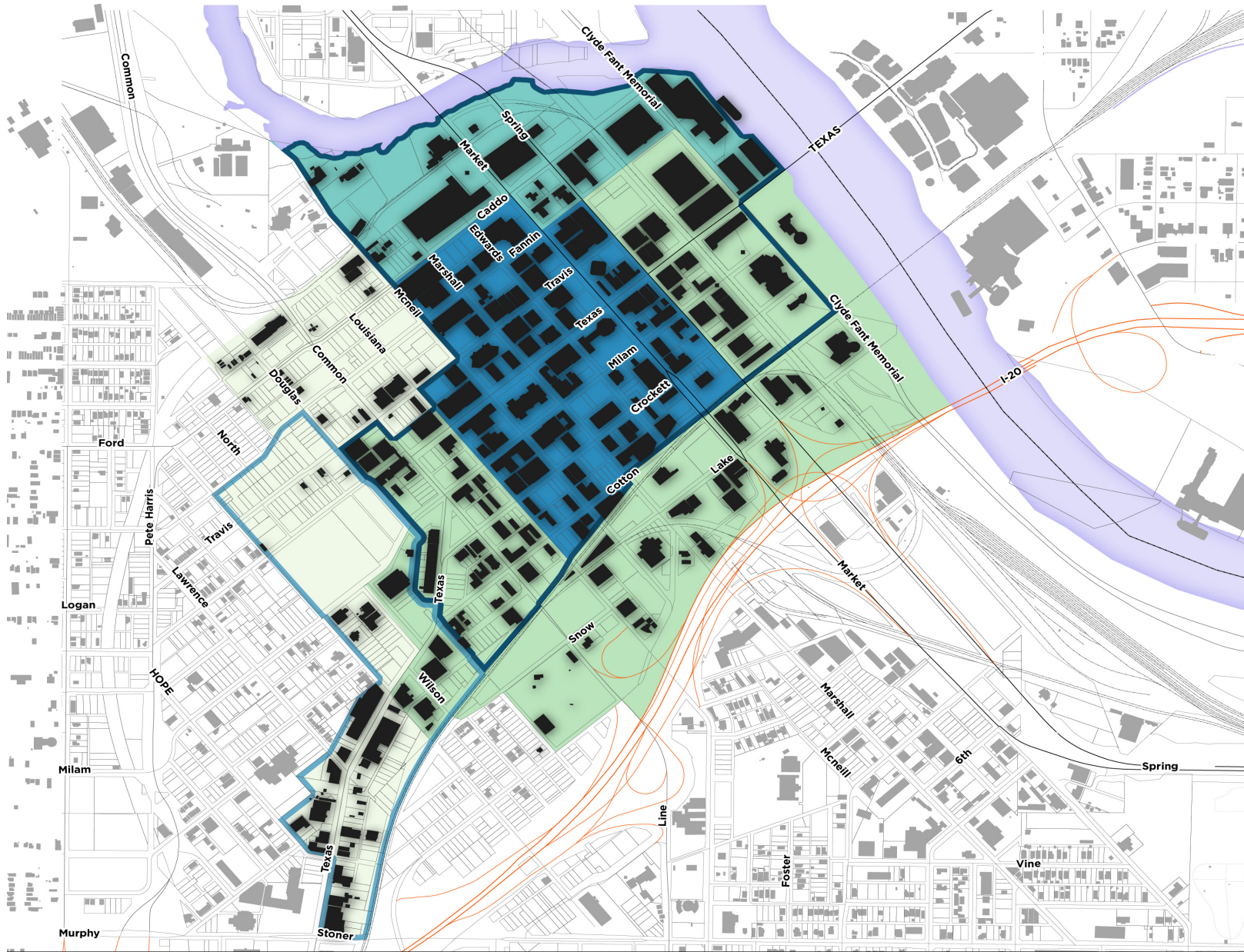
Max. 225' (20 stories)

No Limit

2 Story Minimum Height

3 Story Minimum Height





### LEGEND - BUILDING HEIGHT

Max. 35' (3 stories)

Max. 225' (20 stories)

2 Story Minimum Height

Max. 60' (5 stories)

No Limit

3 Story Minimum Height

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## **Industrial Districts**

OR Office Research Zoning District

I-MU Industrial Mixed-Use Zoning District

I-1 Light Industrial Zoning District

I-2 Heavy Industrial Zoning District

## **OR Office Research**

Large office developments

Mix of office and light industrial uses to encourage tech, research

## **I-MU Industrial Mixed-Use**

Address areas of transition & facilitate reuse

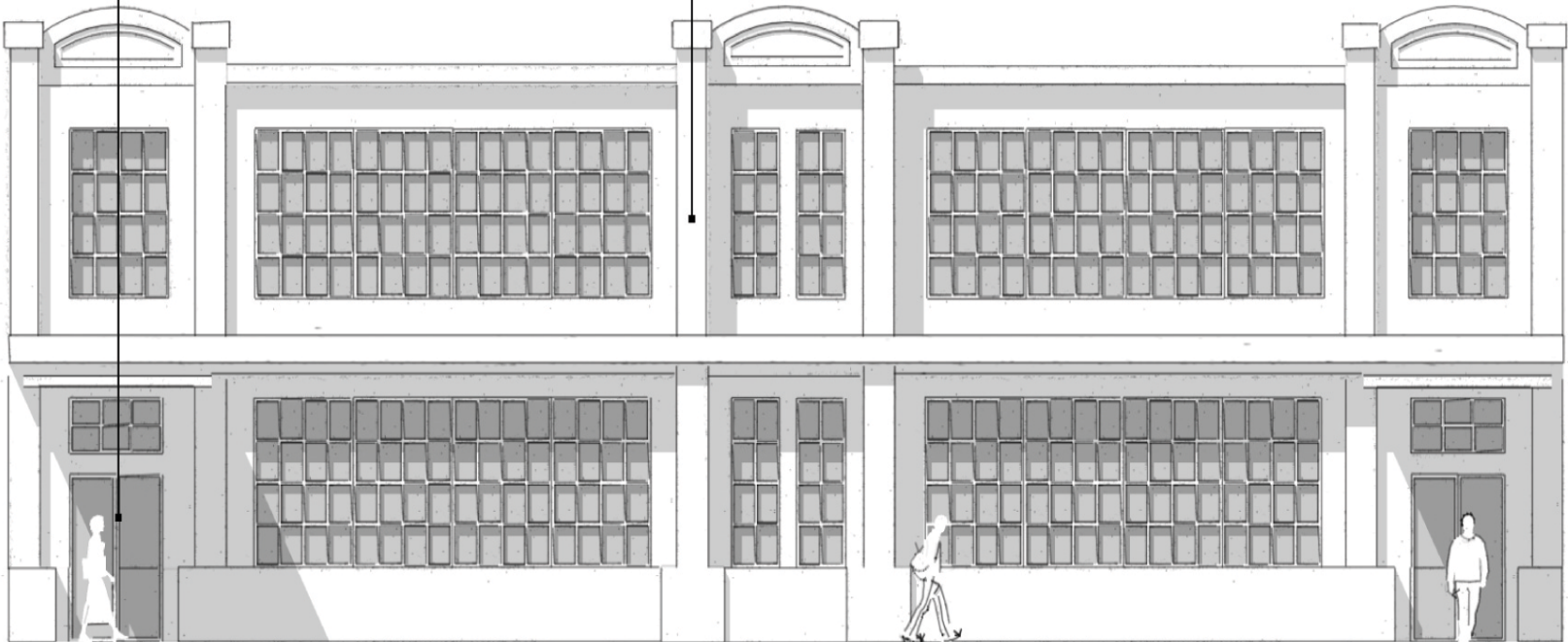
Mix of light and artisan industrial uses with commercial and arts



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Public entrances and primary building elevations must be oriented toward public streets. Main entrances to buildings must be well defined.

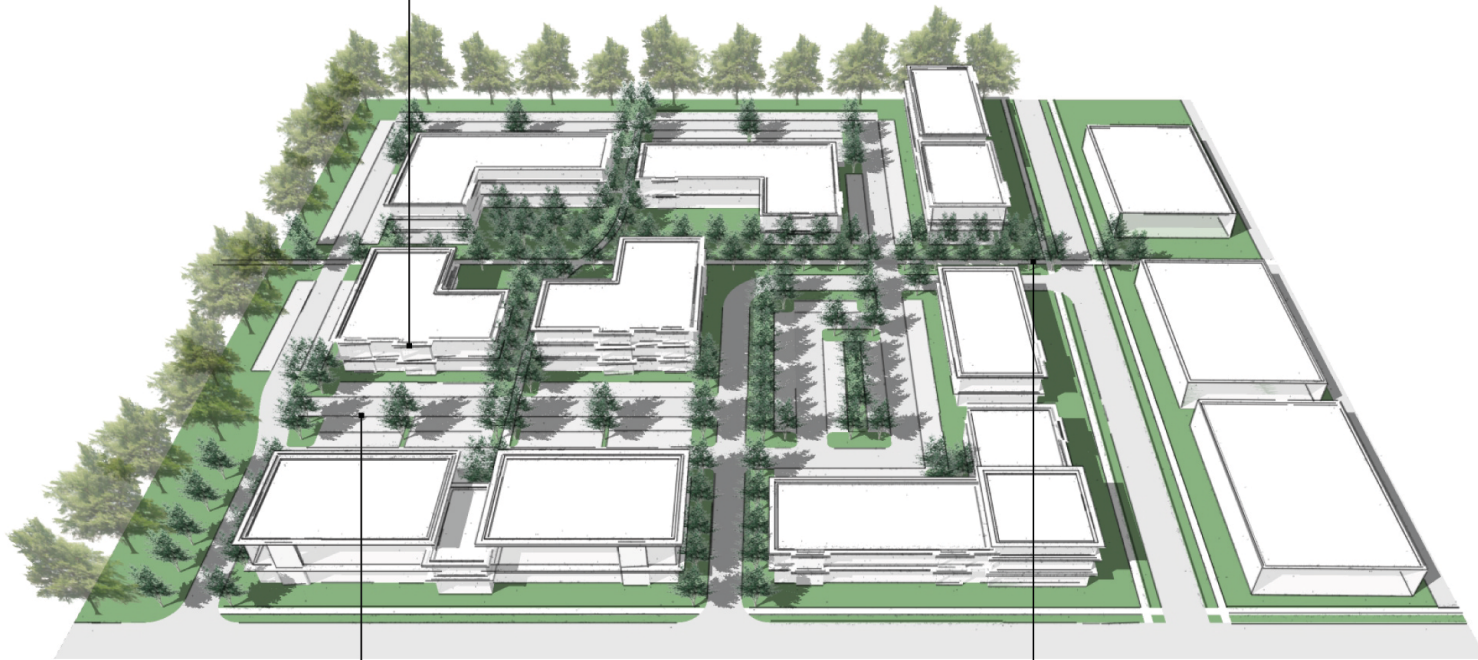
Buildings over 150 feet in length must incorporate projections or recesses, or changes in wall plane a minimum of two feet in depth, at a maximum of every 75 linear feet.





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A distinct visual link must be established between buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways.



The use of multiple, smaller parking lots is required. Site parking behind buildings and use landscape to soften appearance.

Provide pedestrian links to existing right-of-way sidewalks and any adjacent commercial development.

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## **Special Purpose Districts**

I Institutional Campus Zoning District

NA Natural Areas Zoning District

OS Open Space Zoning District

RBO Riparian Buffer Overlay Zoning District

CLO Cross Lake Overlay Zoning District

RRO Red River Overlay Zoning District

## **I Institutional Campus**

University or hospital campuses

Allows for Institutional Master Plan (IMP) to exceed base standards

IMP: Review by MPC; Approved by City or Parish

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## Modern generic use approach

Principal & Temporary Uses

Article 5: Use Matrix

Article 5: Use Definitions

Article 6: Use Standards

## Modern & unique uses included

Neighborhood commercial establishment

Solar and wind energy

Reception facilities

Retail sales of alcohol

Live entertainment uses



**HOURS OF OPERATION**

**ELIMINATED FROM CODE**

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## **Manufactured, Mobile, & Modular Homes**

Manufactured Home: Prefabricated structure built on a chassis that is regulated by HUD per Federal National Manufactured Housing Construction and Safety Standards Act of 1974

Mobile Home: Prefabricated structures built on a chassis prior to the 1974 Act

Modular Dwelling: Dwellings built in multiple sections and delivered to the site where modules are set onto the foundation and joined, and must conform to all zoning and building code requirements

*Treated as single-family or two-family dwellings*

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## Group Homes & Halfway Houses

Group Home: Group care facility in a residential dwelling for:

1. Care of persons in need of personal services or assistance essential for activities of daily living
2. Care of persons in transition or in need of supervision
3. Protection of the individual

*Include facilities for drug/alcohol rehabilitation & those transitioning from homeless status*

Halfway House: Residential facility for adults or minors who have been institutionalized for criminal conduct & require a group setting to facilitate transition

**BOTH REQUIRE 1,000 FOOT SEPARATION**

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Use	R-A	R-E	R-1-12	R-1-10	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MHS	R-MUP	C-1	C-2	C-3	C-4	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	I	USE STANDARD
Agriculture	P	P																														
Airport																																
Amusement Facility - Indoor														P	P	P	P	P		P	P	S	P	P		P		S	S		P	Sec. 6.1.A
Amusement Facility - Outdoor																										P	S					
Animal Care Facility														S	P	P	P	P			P	P		P		P	P					Sec. 6.1.B
Animal Shelter														S	P	P	P	S	S	S	P	P	S	P		P	P					Sec. 6.1.B
Animal Shelter – Operated by Public Authority	P	P												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				Sec. 6.1.B
Art Gallery														P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	
Arts Studio														P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	
Automated Teller Machine - Standalone														P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 6.1.C
Bar														S	P	P	P	P	P	P	P	S	P	P	P	P	P				S	Sec. 6.1.D
Bed and Breakfast	P	P	P	P			S																									Sec. 6.1.E
Boardinghouse	P	P	P	S	S																											
Body Modification Establishment															P	P	P	P		P	P	P	P	P		P						
Broadcasting Facility TV/Radio - With Antennae																P									P	P	P	S			P	
Broadcasting Facility TV/Radio - Without Antennae															P	P	P	P	P	P	P	P	P	P	P	P	P				P	

## Use Regulations

- ✓ Each district assigned a set of permitted & special uses (E Overlay District eliminated)
- ✓ Special uses require either City Council or Parish Commission approval
- ✓ If use is not listed in district, it's not allowed
- ✓ Use standards for select uses that must be complied with
- ✓ Full range of temporary uses



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## Comprehensive accessory structures

Allow more than one structure

Remove 450sf limit for structures

Regulate by accessory structure type

### **General structures**

*Detached garages, sheds, fences*

### **General uses**

*Storage, home occupations*

### **Sustainability**

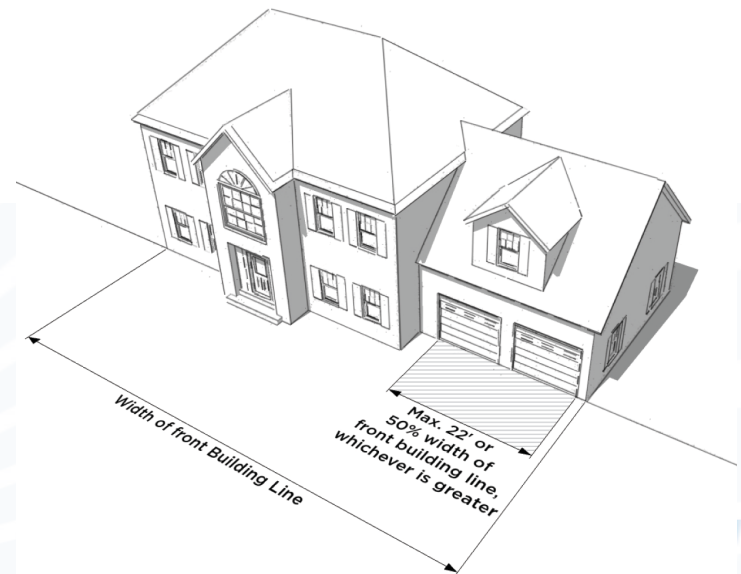
*Solar, wind, lighting, farmstands*

### **Animal- Related**

*Livestock, chickens, bees*

## Address permitted encroachments

Allowed encroachments into required yards



# Shreveport/Caddo UDC

## **Exterior Lighting**

Dark Skies based regulations

Cut-off and non-cut-off standards

## **Home-Based Business**

Updated to be more flexible

Client visits limited to hours of 7AM to 7PM; appointment only

Limitations on barber shop/beauty shop

## **Livestock**

R-A, R-E, R-1-12, R-1-10 Districts only

Register horses with Animal Control – deem existing conforming

Minimum lot size of 1 acre + additional area required by animal type & square footage of open space

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<b>Table 7-1: Permitted Encroachments into Required Setbacks</b> <b>Y= Permitted // N= Prohibited</b> <b>Max. = Maximum // Min. = Minimum</b>				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit <i>Max. projection of 18" from building wall</i> <i>No building permit required</i>	Y	Y	Y	Y
Amateur (HAM) Radio Equipment (Section 7.3)	N	N	N	Y
Apiary (Section 7.3)	N	N	N	Y
Aquaculture/Aquaponics (Section 7.3)	N	N	N	Y
Arbor	Y	Y	Y	Y
Awning or Sunshade <i>Max. of 3' into any setback</i>	Y	Y	Y	Y
Balcony <i>Max. of 6' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 4' from any lot line</i> <i>Max. vertical clearance of 8'</i>	Y	Y	Y	Y
Bay Window <i>Max. of 3' into any setback</i>	Y	Y	Y	Y



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## Update off-street parking

Parking lot & structure design

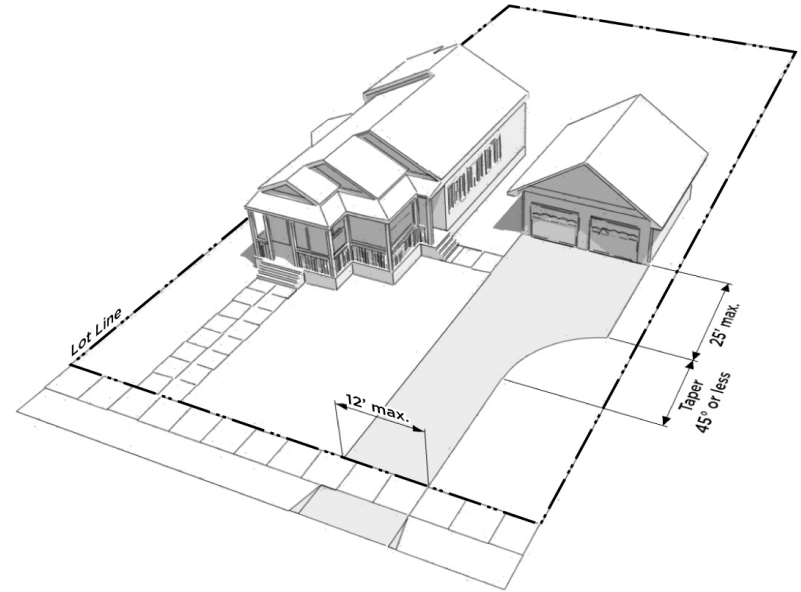
Location permissions, including off-site

Parking ratios updated & linked to use structure

Parking maximums: non-residential over 15,000sf limited to 115%

Curb cut permissions & driveway sizes

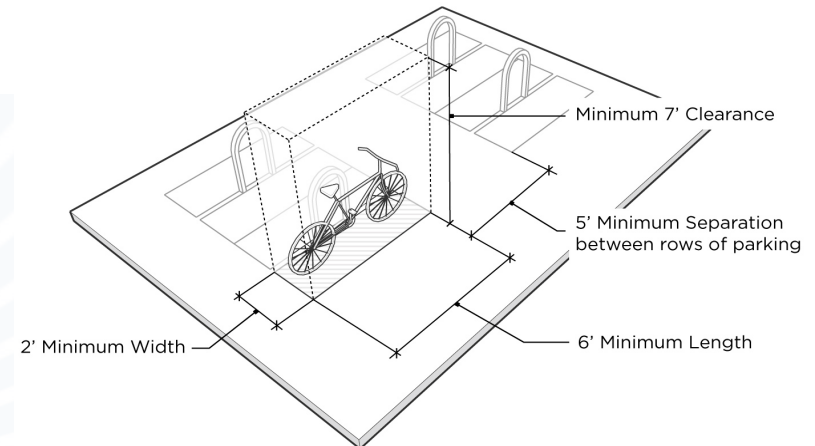
Motorcycle spaces may be substituted for auto spaces



## Required bicycle parking

Certain development types

Design & siting standards



# Shreveport/Caddo UDC

**TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS**

USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Adult Use	1 per 300sf GFA		
Airport	1 per 100sf GFA of terminal area		
Amusement Facility - Indoor	1 per 300sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
<i>Bowling Alley</i>	<i>4 per lane</i>		
<i>Movie Theater</i>	<i>1 per 4 seats for first 400 seats + 1 per 6 seats after first 400</i>	Over 10,000sf GFA: 1 per 2,500sf GFA	
<i>Pool Hall</i>	<i>4 per table</i>		
Amusement Facility - Outdoor	1 per 1,000sf GFA + 1 per 1,000sf of outdoor area	Over 10,000sf GFA: 1 per 2,500sf GFA	
Animal Care Facility	1 per 300sf GFA		
Art Gallery	1 per 500sf GFA		
Arts Studio	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Bar	1 per 200sf GFA		
Bed and Breakfast	2 spaces + 1 per guestroom		
Boardinghouse	2 spaces + 1 per 2 rooms	1 per 2 rooms	80%
Body Modification Establishment	1 per 300sf GFA		

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## Parking Exemptions

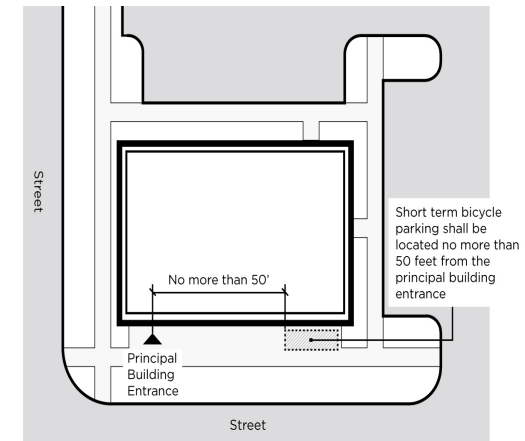
D-1 District

Any lot under 5,000sf in R-UC

First 2,500sf of non-residential in C-1  
& C-2

Neighborhood Commercial  
Establishment use

Existing structures as of Code  
effective date that do not provide  
parking



LAND USE	TABLE 8-3: SHARED PARKING CALCULATION					
	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	100%	100%	100%	100%	75%
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	50%	90%	100%	65%	80%
Office	5%	100%	5%	0%	40%	10%
Industrial	5%	100%	5%	0%	60%	10%

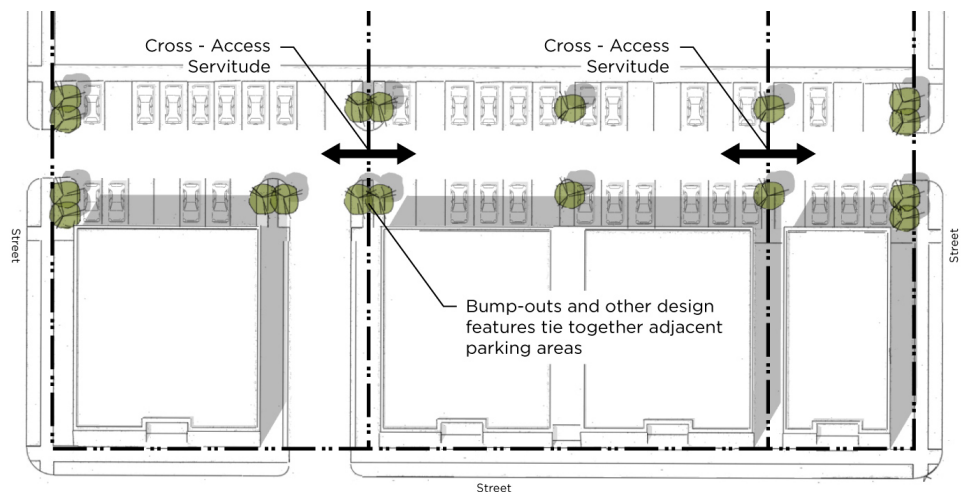
## Parking Flexibilities

Shared parking

Cross-access servitudes

Car/bike share facilities

Electric charging stations





# Shreveport/Caddo UDC

## Comprehensive sign controls

Standards for construction & location

*Limit on items of information*

*Illumination regulations*

Prohibited sign types

*Cabinet box wall signs*

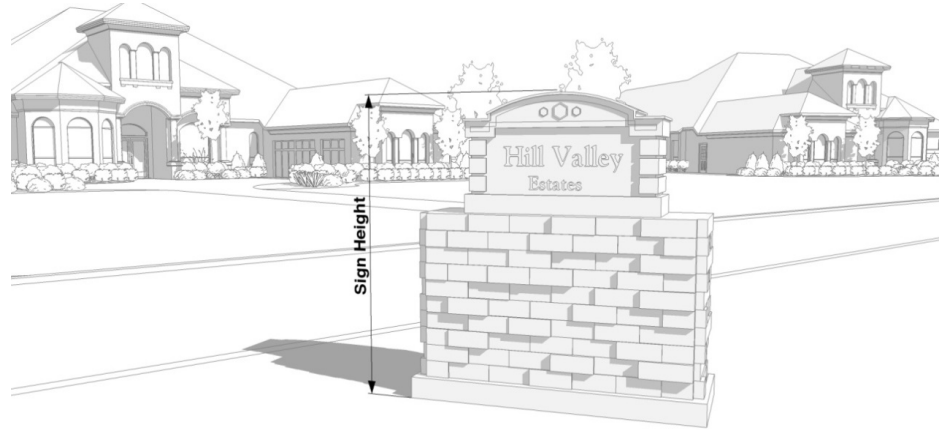
Permanent & temporary signs

*Sign permit exempt signs*

*Stricter billboard regulations*

*Permissions for electronic signs*

Provision for “classic signs”



# Shreveport/Caddo UDC

TABLE 9-2: SIGNS TYPES REQUIRING PERMIT DISTRICT PERMISSIONS

DISTRICT	A-Frame Sign	Attention-Getting Device	Awning Sign	Banner - Exhibition	Canopy Sign	Electronic Message Sign	Freestanding Sign	Marquee	Projecting Sign	Public Information or Event Sign	Roof Sign	Scoreboard	Wall Sign
R-A			X	X	X	X	X			X		X	X
R-E			X	X	X	X	X			X		X	X
R-1-12			X	X	X	X	X			X		X	X
R-1-10			X	X	X	X	X			X		X	X
R-1-5			X	X	X	X	X			X		X	X
R-UC			X	X	X	X	X			X		X	X
R-HU			X	X	X	X	X			X		X	X
R-TH			X	X	X	X	X			X		X	X
R-2			X	X	X	X	X			X		X	X
R-3			X	X	X	X	X			X		X	X
R-4			X	X	X	X	X			X		X	X
R-MHS			X	X	X	X	X			X		X	X
R-MHP			X	X	X	X	X			X		X	X
C-1	X	X	X	X	X	X	X		X	X		X	X
C-2	X	X	X	X	X	X	X	X	X	X		X	X
C-3	X	X	X	X	X	X	X	X	X	X		X	X
C-4	X	X	X	X	X	X	X	X	X	X		X	X
C-UV	X	X	X	X	X	X	X	X	X	X		X	X
D-1-CBD	X	X	X	X	X	X		X	X	X	X		X
D-1-E	X	X	X	X	X	X	X	X	X	X	X		X
D-1-CMU	X	X	X	X	X	X		X	X	X			X
D-1-RMU	X	X	X	X	X	X			X	X			X
D-1-AC	X	X	X	X	X	X		X	X	X			X
D-1-HC	X	X	X	X	X	X	X		X	X			X
OR		X	X	X	X	X	X		X	X		X	X
I-MU		X	X	X	X	X	X		X	X	X	X	X
I-1		X	X	X	X	X	X		X	X	X	X	X
I-2		X	X	X	X	X	X		X	X	X	X	X
I		X	X	X	X	X	X		X	X		X	X
NA			X	X	X	X	X			X			X
OS			X	X	X	X	X			X		X	X

# Shreveport/Caddo UDC



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# Shreveport/Caddo UDC



TABLE 9-4: PROJECTING SIGN REGULATIONS

DISTRICT	Projecting Sign
R-A	Prohibited
R-E	Prohibited
R-1-12	Prohibited
R-1-10	Prohibited
R-1-5	Prohibited
R-UC	Prohibited
R-HU	Prohibited
R-TH	Prohibited
R-2	Prohibited
R-3	Prohibited
R-4	Prohibited
R-MHS	Prohibited
R-MHP	Prohibited
C-1	36sf
C-2	48sf
C-3	48sf
C-4	48sf
C-UV	48sf
D-1-CBD	48sf
D-1-E	48sf
D-1-CMU	36sf
D-1-RMU	36sf
D-1-AC	36sf
D-1-HC	48sf
OR	36sf
I-MU	48sf
I-1	48sf
I-2	48sf
I	48sf
NA	Prohibited
OS	Prohibited

# Shreveport/Caddo UDC

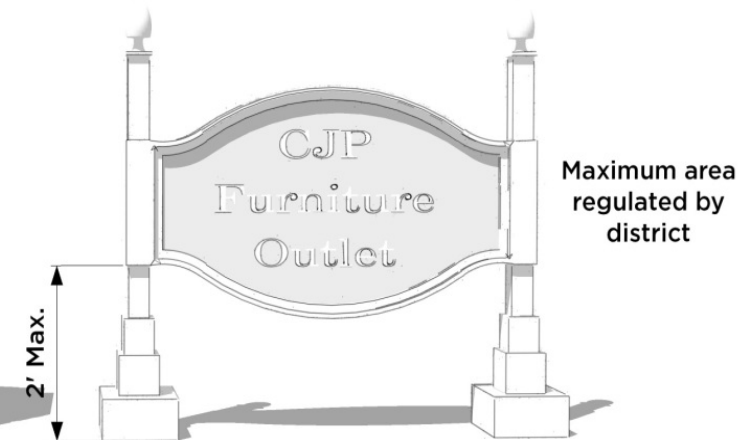
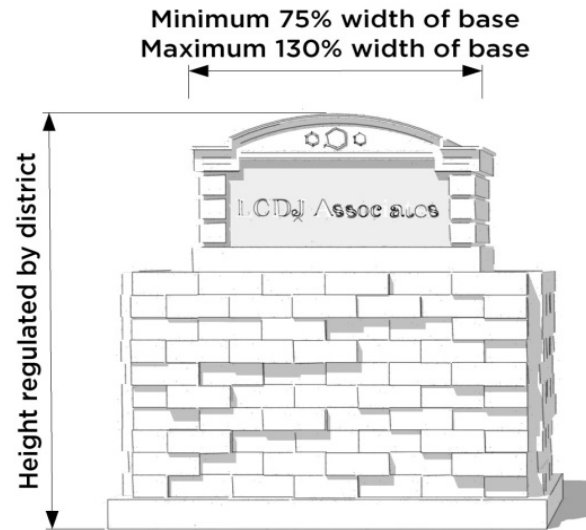
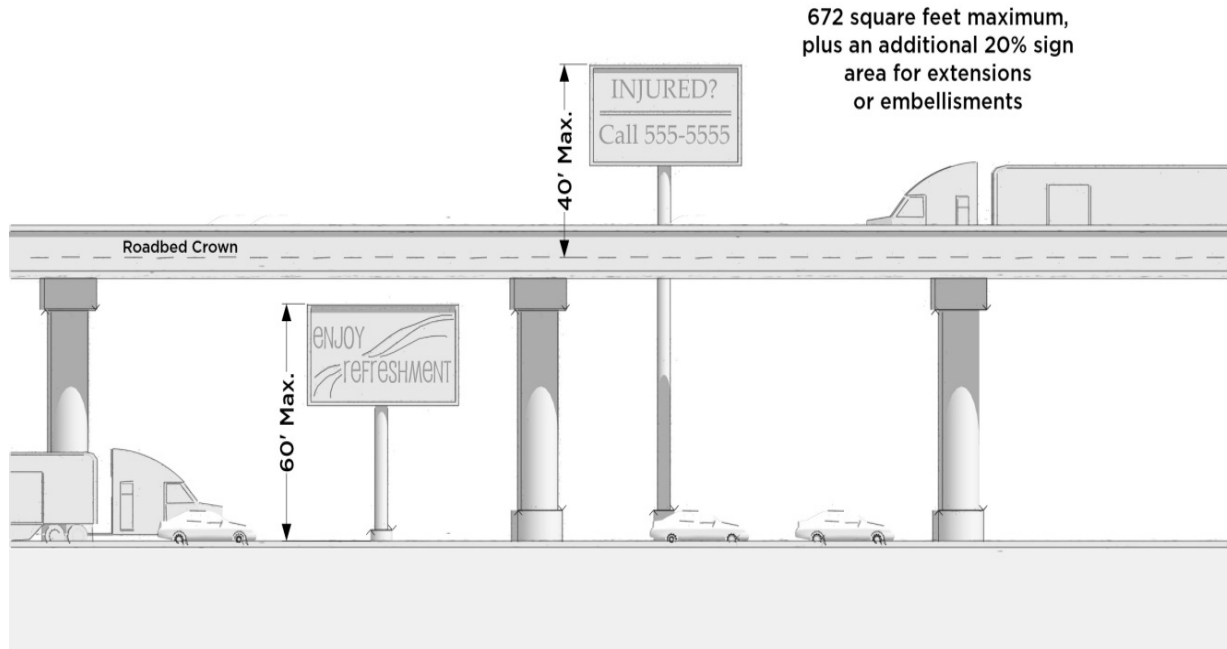


TABLE 9-3: FREESTANDING SIGN REGULATIONS

DISTRICT	Monument Sign Area	Sign Height	Pole Sign Area	Sign Height
R-A	36sf	6'	Prohibited	
R-E	36sf	6'	Prohibited	
R-1-12	36sf	6'	Prohibited	
R-1-10	36sf	6'	Prohibited	
R-1-5	36sf	6'	Prohibited	
R-UC	36sf	6'	Prohibited	
R-HU	36sf	6'	Prohibited	
R-TH	36sf	6'	Prohibited	
R-2	36sf	6'	Prohibited	
R-3	36sf	6'	Prohibited	
R-4	36sf	6'	Prohibited	
R-MHS	36sf	6'	Prohibited	
R-MHP	36sf	6'	Prohibited	
C-1	48sf	8'	Prohibited	
C-2	48sf	8'	Prohibited	
C-3	64sf	8'	80sf	25'
C-4	64sf	8'	80sf	25'
C-UV	64sf	8'	Prohibited	
D-1-CBD	Prohibited		Prohibited	
D-1-E	100sf	8'	200sf	25'
D-1-CMU	Prohibited		Prohibited	
D-1-RMU	36sf	6'	Prohibited	
D-1-AC	36sf	6'	Prohibited	
D-1-HC	48sf	8'	80sf	25'
OR	48sf	8'	80sf	25'
I-MU	48sf	8'	80sf	25'
I-1	64sf	8'	80sf	25'
I-2	64sf	8'	80sf	25'
I	64sf	8'	80sf	25'
NA	48sf	8'	Prohibited	
OS	48sf	8'	Prohibited	

# Shreveport/Caddo UDC



Spacing Requirements  
Interstate 20: 1,000'  
Interstate 49: 1,000'  
Industrial Loop: 1,000'  
Public streets: 500'

## Permitted:

1. Within 660' of any federal interstate or primary aid highway on land zoned commercial or industrial
2. I-2 District

*Prohibited within 1,000' of Clyde E. Fant Memorial Parkway, or within 500' of I-220 or Inner Loop Expressway*



# Shreveport/Caddo UDC

## Landscape requirements

- Tree preservation

- Shade tree plantings by district

- Interior & perimeter parking lot landscape

- Buffer yard

**Downtown is not exempt from landscape**

## Stormwater Management

- 10,000sf of impervious surface (SF & 2F exempt)

- Landscape plan or submittal of LADEQ plan

- Use of best practices required



# Shreveport/Caddo UDC

## Tree Preservation

Significant tree: 24" or more in diameter at 4.5' above the ground

No significant tree may be removed without Executive Director permission

Removal requires replacement

Clear-cutting prohibited

Utility pruning requires Executive Director permission

## Required Shade Trees

Shade trees, include broad-leaf evergreens,

Planted both on-site and in parkway

TABLE 10-2: REQUIRED SHADE TREES

DISTRICT	On-Site Trees	Parkway Trees per Linear Feet of Lot Abutting the Parkway
R-A	4	1 per 50' linear feet
R-E	4	1 per 50' linear feet
R-1-12	None	1 per 25' linear feet
R-1-10	None	1 per 25' linear feet
R-1-5	None	1 per 25' linear feet
R-UC	None	1 per 25' linear feet
R-HU	None	1 per 25' linear feet
R-TH	Townhouse: 2	1 per 25' linear feet
R-2	Townhouse: 2 Multi-Family: 2	1 per 25' linear feet
R-3	Townhouse: 2 Multi-Family: 4	1 per 25' linear feet
R-4	Townhouse: 2 Multi-Family: 4	1 per 25' linear feet
R-MHS	None	1 per 25' linear feet
R-MHP	2 per acre	1 per 25' linear feet
C-1	None	1 per 25' linear feet
C-2	2	1 per 25' linear feet
C-3	2 per acre	1 per 25' linear feet
C-4	2 per acre	1 per 25' linear feet
C-UV	2 per acre	1 per 25' linear feet
D-1-CBD	None	1 per 25' linear feet
D-1-E	None	1 per 25' linear feet
D-1-CMU	None	1 per 25' linear feet
D-1-RMU	None	1 per 25' linear feet
D-1-AC	None	1 per 25' linear feet
D-1-HC	None	1 per 25' linear feet
OR	2 per acre	1 per 25' linear feet
I-MU	None	1 per 25' linear feet
I-1	None	1 per 25' linear feet
I-2	None	1 per 25' linear feet
I	2 per acre	1 per 25' linear feet
NA	None	1 per 25' linear feet
OS	None	1 per 25' linear feet

# Shreveport/Caddo UDC

## Parking Lot Perimeter



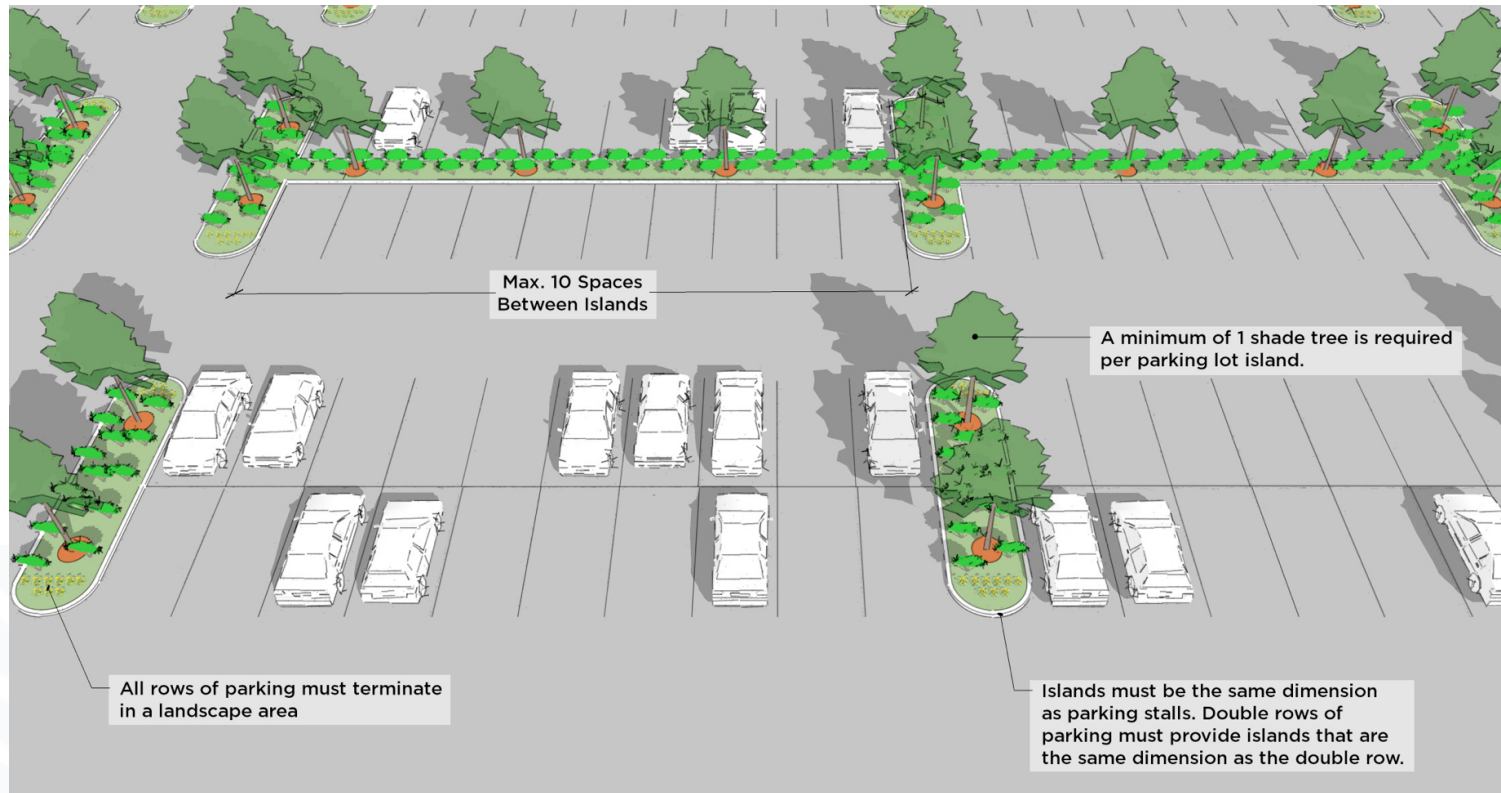
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## Parking Lot Interior



# Shreveport/Caddo UDC

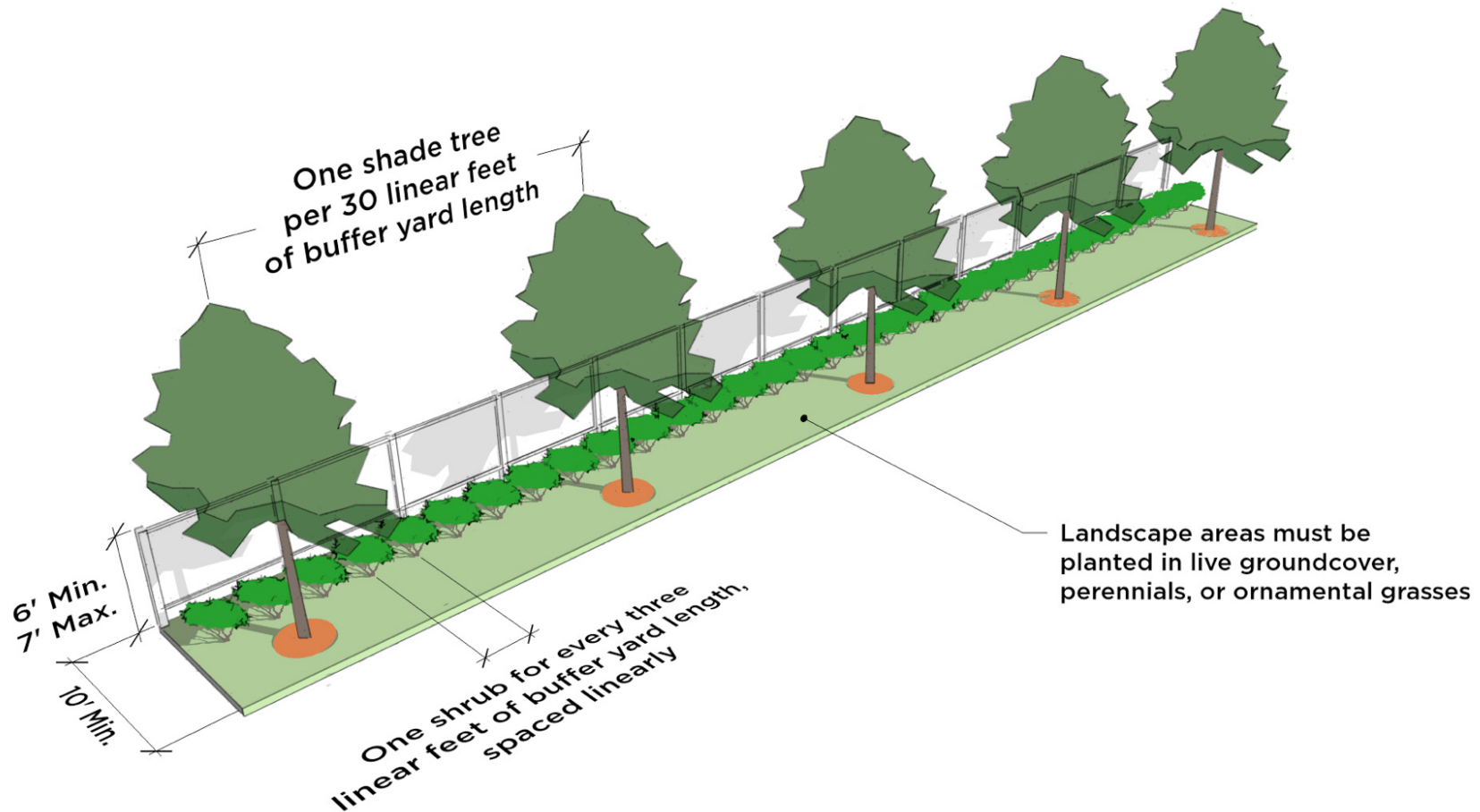
## Buffer Yard Required

1. R-2, R-3, or R-4 District abuts a R-A, R-E, R-1-12, R-1-10, R-1-5, R-UC, R-HU, or R-TH District
2. Multi-family dwelling within a R-A, R-E, R-1-12, R-1-10, R-1-5, R-UC, or R-HU District
3. Non-residential use within a residential district, excluding parks; *solid masonry wall required*
4. Non-residential district abuts a residential district; does not apply to the C-1, D-1, NA, or OS Districts or to any public parks; *solid masonry wall required*
5. OR, I-MU, I-1, or I-2 District abuts a commercial district



# Shreveport/Caddo UDC

## Buffer Yard





# Shreveport/Caddo UDC

## ROW & Access Regulations

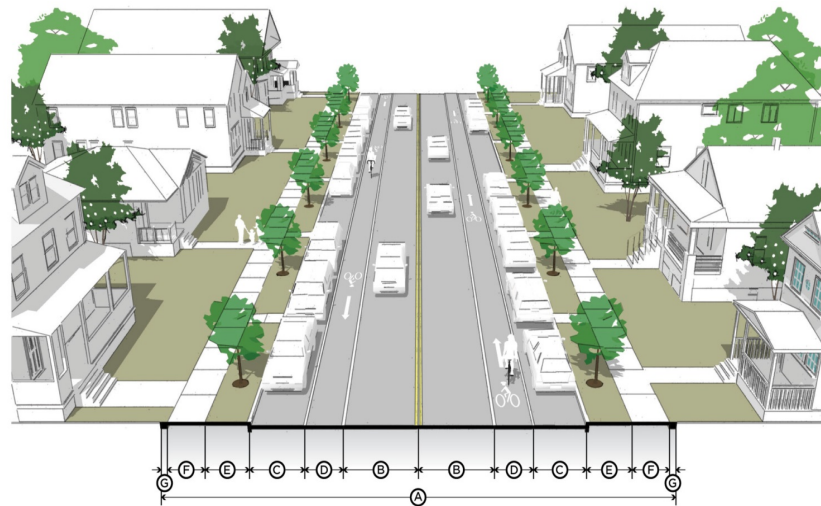
Complete Streets design

Block standards

Sidewalk standards

Bike lane standards

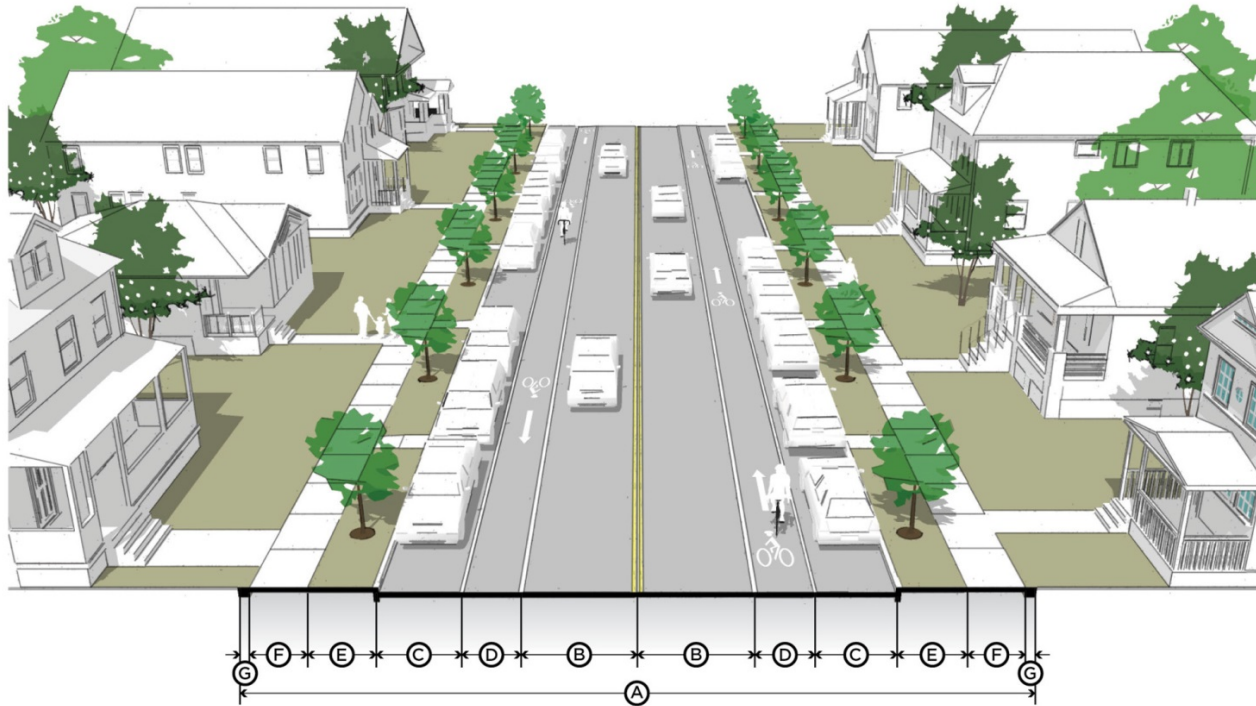
Right-of-way dimensions



MINOR STREET: NEIGHBORHOOD TWO-LANE STREET

(A)	Minimum Right-of-Way Width	68'	(E)	Minimum Parkway Width	6'
(B)	Minimum Travel Lane Width	10'	(F)	Minimum Sidewalk Width	5'
(C)	Minimum Parking Lane Width	7'	(G)	Minimum Maintenance Strip	1'
(D)	Minimum Bike Lane Width	5'			

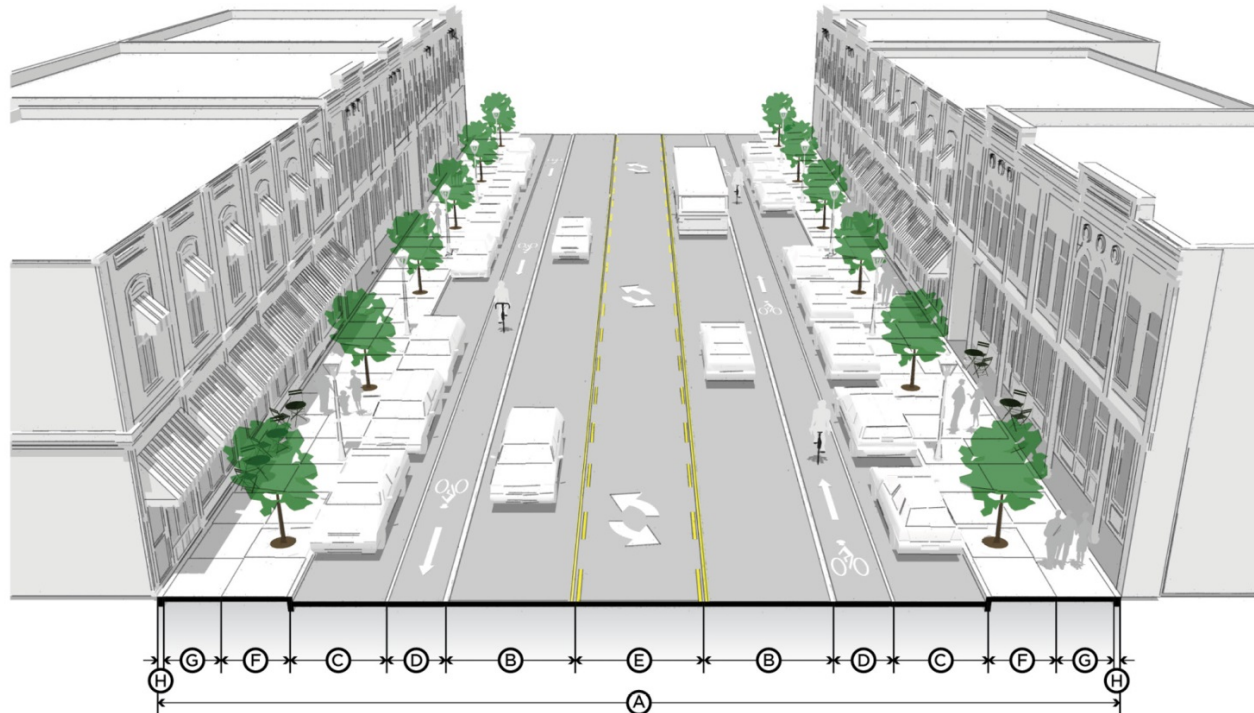
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## MINOR STREET: NEIGHBORHOOD TWO-LANE STREET

(A)	Minimum Right-of-Way Width	68'	(E)	Minimum Parkway Width	6'
(B)	Minimum Travel Lane Width	10'	(F)	Minimum Sidewalk Width	5'
(C)	Minimum Parking Lane Width	7'	(G)	Minimum Maintenance Strip	1'
(D)	Minimum Bike Lane Width	5'			

# Shreveport/Caddo UDC

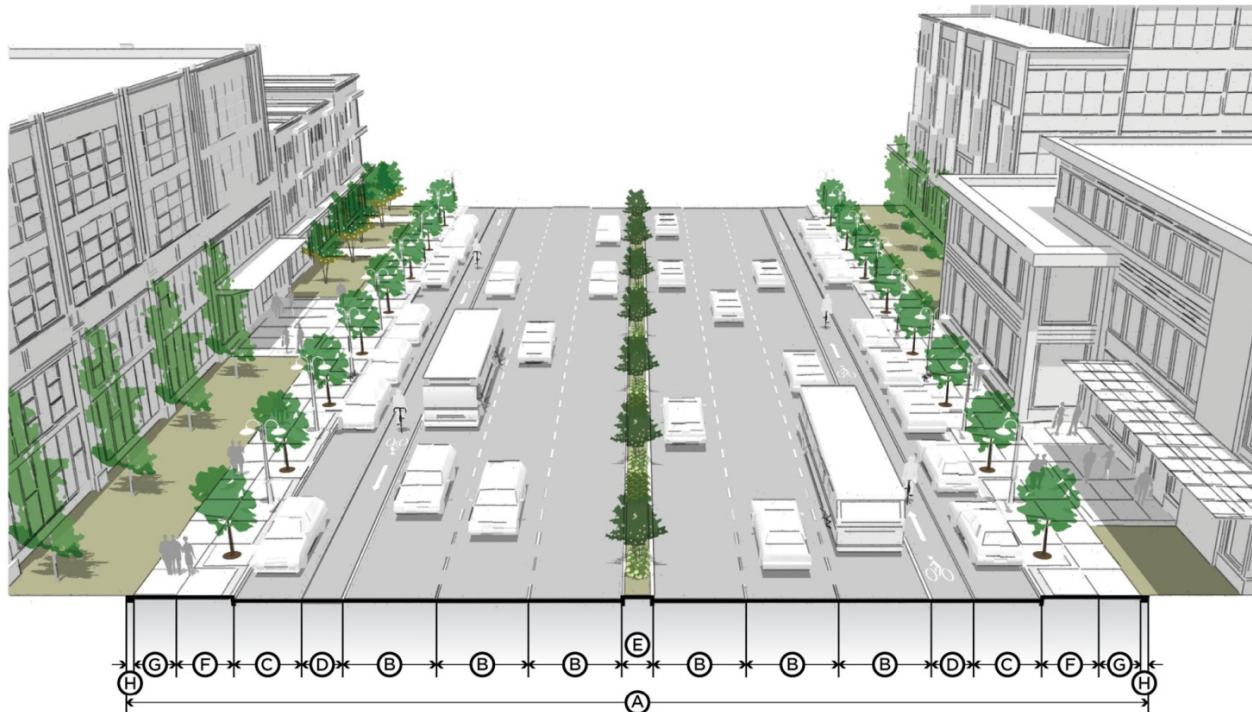


## COLLECTOR: TWO-LANE, DIVIDED

Ⓐ	Minimum Right-of-Way Width		Ⓔ	Minimum Center Lane Width	
	Median	76'		Median	4'
	Turning Lane	82'		Turning Lane	11'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Parkway Width	6'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Sidewalk Width	5'
Ⓓ	Minimum Bike Lane Width	5'	Ⓗ	Minimum Maintenance Strip	1'



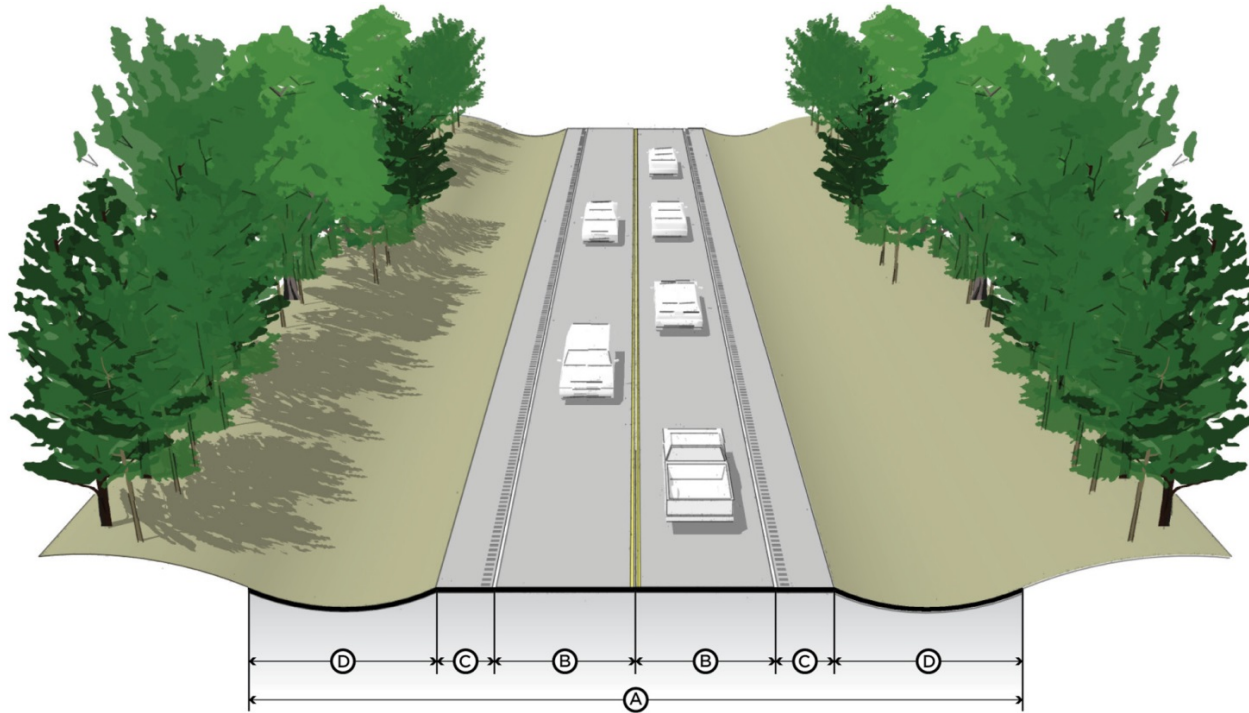
# Shreveport/Caddo UDC



## MAJOR STREET: SIX-LANE, DIVIDED

Ⓐ	Minimum Right-of-Way Width		Ⓔ	Minimum Center Lane Width	
	Median	122'		Median	4'
	Turning Lane	129'		Turning Lane	11'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Parkway Width	7'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Sidewalk Width	5'
Ⓓ	Minimum Bike Lane Width	5'	Ⓗ	Minimum Maintenance Strip	1'

# Shreveport/Caddo UDC



## RURAL ROAD: TWO-LANE

(A)	Minimum Right-of-Way Width	66'	(C)	Minimum Shoulder Width	5'
(B)	Minimum Travel Lane Width	12'	(D)	Minimum Drainage Area	16'

# Shreveport/Caddo UDC

## **Subdivision Standards**

Public facility requirements

Lot configuration

Right-of-way design

*Private roads allowed*

Sanitary sewers

Water supply

Utilities

*Underground when appropriate*

Stormwater

Conservation design

*20% of area contains natural resources*

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# Shreveport/Caddo UDC

## Conservation Design Standards

Minimum of 40 acres; zoned residential

40% of area maintained in natural state or common open space

Residential clusters

Perimeter buffer yard of 75 feet

Conservation Design

Low Density (CD-L): R-A and R-E District

Medium Density (CD-M): R-1-12 and R-1-10 District

High Density (CD-H): R-1-5 District; requires connection to public sewer

TABLE 13.1: CONSERVATION DESIGN DISTRICT STANDARDS					
	CD-L		CD-M		CD-H
	No Public Sewer	Public Sewer	No Public Sewer	Public Sewer	Public Sewer
Minimum Lot Area	20,000sf	10,000sf	8,000sf	6,000sf	3,000sf
Minimum Lot Width	100'	75'	50'	50'	30'
Maximum Building Height	35'	35'	35'	35'	35'
Minimum Front Setback	20'	20'	20'	20'	20'
Minimum Interior Side Setback	10'	10'	5'	5'	5'
Minimum Corner Side Setback	20'	20'	10'	10'	5'
Minimum Rear Setback	20'	20'	20'	20'	20'

# Shreveport/Caddo UDC

## Application Procedures

Completeness review

Optional pre-application review

Notice required

Public hearing process

TABLE 15-2: REQUIRED NOTICE			
Application	Notice Type		
	Published	Mailed	Posted
Text Amendment	X		
Map Amendment	X	X	X
Special Use	X	X	X
Variance	X	X	X
Administrative Exception		X	
Zoning Appeals	X		
Subdivision Application – Preliminary Plan	X		
Annexation	X		

# Shreveport/Caddo UDC

APPLICATIONS	TABLE 15-1: SUMMARY OF APPLICATION ACTIONS						
	ADMINISTRATORS						
	Zoning Administrator	Executive Director	Metropolitan Planning Commission	Zoning Board of Appeals	Parish Commission	City Council	Caddo Parish Civil District Court
Map Amendment		RR	RR & PH		FA in City	FA in Parish	AP
Text Amendment		RR	RR & PH		FA	FA	AP
Special Use Permit		RR	RR & PH		FA in City	FA in Parish	AP
Variance		RR		PH & FA			AP
Administrative Exception		RR & FA		AP			
Site Plan Review – MPC		RR	RR & FA				AP
Site Plan Review – Administrative		RR & FA	AP				
Planned Unit Development		RR	RR & PH		FA in City	FA in Parish	AP
Sign Permit	RR & FA			AP			
Zoning Interpretation		RR & FA		AP			
Temporary Use Permit	RR & FA			AP			
Zoning Appeal				RR & FA			AP
Subdivision – Major		RR	RR, PH & FA				AP
Subdivision – Major		RR	RR & FA				AP

RR = Review and Recommendation; makes recommendation to decision-making body

PH = Public Hearing; holds the public hearing

FA = Final Approval; makes the decision

AP = Appeal; hears the appeal of a decision



# Shreveport/Caddo UDC

## **Text Amendments**

Text amendment approved by both City and Parish

If opposing decision, forwarded to MPC Master Plan Sub-Committee for review & drafting of amendments, then resubmitted

## **Special Use Permit**

New application approved by City or Parish based on location

Site plan review by MPC required

## **Variance**

Zoning Board of Appeals approves

Certain variances are considered administrative exceptions



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# Shreveport/Caddo UDC

## **Administrative Exception**

Approved by Executive Director

Reduced notice

1. A reduction in a required setback of the district of no more than 15%
2. A reduction in the required setbacks for accessory structures of no more than one foot
3. A reduction of required off-street parking spaces by no more than 10% of that required or two spaces, whichever is greater
4. A reduction in required bicycle parking of up to 50%
5. A density increase of no more than 10% of the total number of residential units
6. An increase in building height of six feet or less

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# Shreveport/Caddo UDC

## **Site Plan Review**

### Metropolitan Planning Commission

1. All special uses
2. Certain permitted uses identified in the use standards as requiring site plan review by the MPC

### Executive Director

#### *Development Review Committee & MPC Staff provide comments*

1. New townhouse, multi-family, and non-residential (including mixed-use) construction
2. Additions to existing townhouse, multi-family, and non-residential (including mixed-use) development that increases the total floor area by 30% or more New construction of parking lots of 20 or more spaces.
3. Any development with a drive-through facility, including a freestanding automated teller machine
4. Planned unit developments



# Shreveport/Caddo UDC

**Incorporates recent PUD amendments**

**Eliminated Planned Building Groups & Residential PUD –  
one Planned Unit Development**

**Leverage high quality development with public amenities**

Sustainable design/architecture

Community amenities: plazas, formal gardens, places to congregate,  
outdoor seating, public art, & pedestrian, bicycle, & transit facilities

Preservation of natural areas

**PUD as multi-step process - numerous points of public input**

Pre-Application Meeting with Executive Director

Optional Concept Plan with MPC

Preliminary Site Plan & Final Site Plan

Site plans valid for two years

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# Shreveport/Caddo UDC

## **Specifically address variety of nonconforming situations**

Nonconforming use

Nonconforming structure

Nonconforming site element

Nonconforming lot

Nonconforming sign

## **Nonconforming uses - same period of discontinuance**

## **Nonconforming structure – only element that is nonconforming is not permitted to expand**

A conforming addition allowed when it conforms to all regulations

Additional permissions for nonconforming dwelling additions

## **Nonconforming lot in residential may be used for single-family**

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# Shreveport/Caddo UDC

## Standards for evaluating City annexations

Master Plan consistency

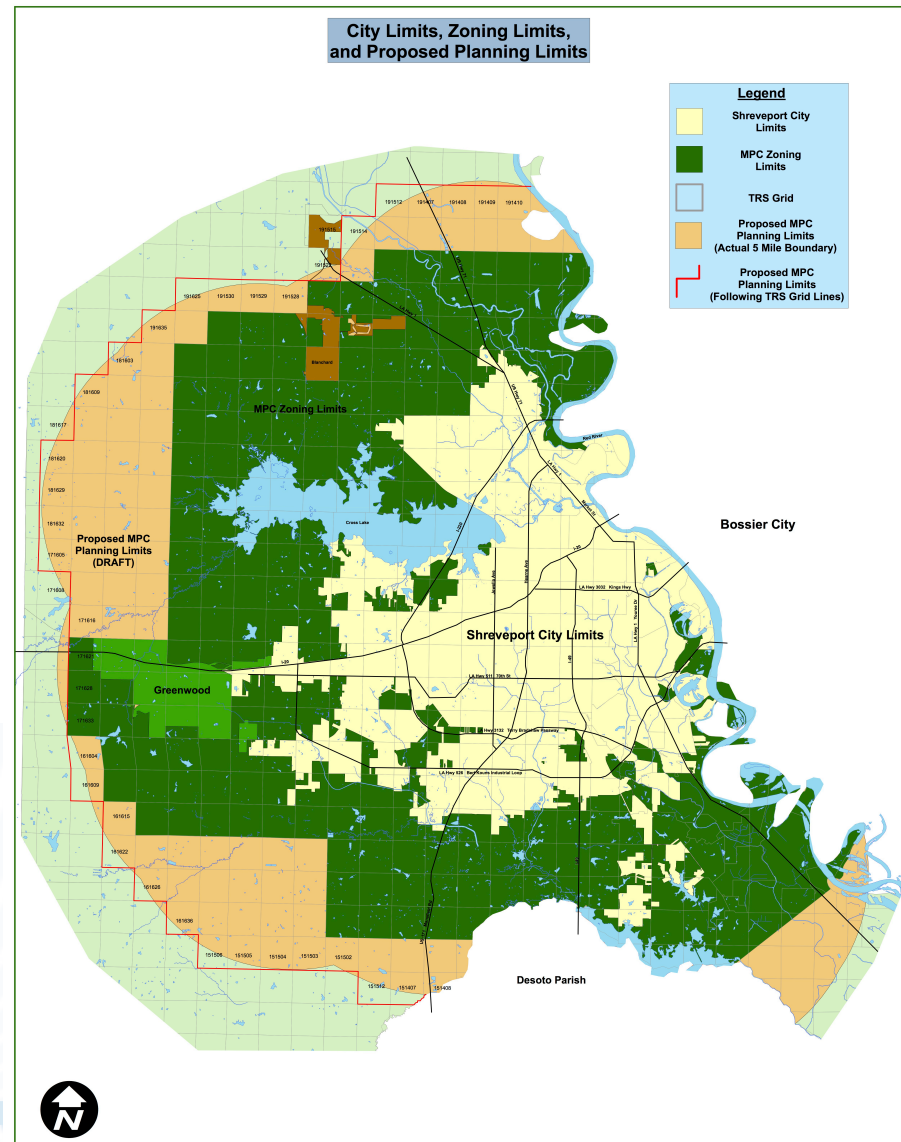
Contiguity with City lots

Environmental impact

Public services & facilities

Proposed improvements

Compliance with UDC





**Questions or Comments...**

**[www.ShreveportCaddoUDC.com](http://www.ShreveportCaddoUDC.com)**

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